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To: Town of Gardiner Planning Board

Gardiner, NY 12525

Subject: Site Plan for DOC SCHWARZ Wine Jelly

Hi, my name is Roberta Schwarz and I am sole proprietor of Doc Schwarz Wine Jelly, LLC. I am a 24-year resident of Gardiner, New York. Inspired by the Ulster County Fair, I started my own business of making and selling DOC SCHWARZ Wine Jelly. In 2017 I placed first, second, and best-of-show for jelly and in 2018 placed first.

I now have a license to manufacture homemade, wine-flavored jelly from the New York State Department of Agriculture and Markets and get inspected annually. Currently I have permission to use St. Charles Borromeo's kitchen since I've been parish member and taught catechism for 11 years. My full time occupation is a teacher's aide in the New Paltz Central School district.

I would like to be able to cook more than twice per month. I will be renting the property at 658 house on Route 208 from Golden Dome Realty, LLC. After meeting with the Gardiner Building Inspector, Andrew Lewis, the property allows me to have a personal business where I plan to manufacture jelly.

I have been in contact with NYS Agriculture & Marketing inspector Colleen Donsantos regarding my new opportunity. Her response was to schedule the inspection of the commercial kitchen.

So here is my site plan. I would like permission to:

- 1) Create a small store (residential sales) to allow the sale of jelly,
- 2) One sign to advertise my store 2 ft. by 3 ft. and 2 small yard signs on weekends to state the business is open.

Altogether the lot is over 30 acres and the owner is willing to make more parking spaces if needed and the building inspector said that would be permitted. The small store will operate on weekends.

As a 24 year resident of Gardiner I have enjoyed supporting the Gardiner Fire Department, the Gardiner Library, the Gardiner Community Day, the annual Big Clean (Albany Post Road to Bridge). I hope the Gardiner Planning Board would support me in this new opportunity which is a direct product of Gardiner and the Ulster County Fair.

Thank you for your consideration,



Roberta Schwarz